

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF  
TARRANT REGIONAL WATER DISTRICT  
HELD ON THE 19<sup>TH</sup> DAY OF FEBRUARY 2008 AT 9:30 A.M.

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The call of the roll disclosed the presence of the Directors as follows:

Present

Victor W. Henderson  
Hal S. Sparks III  
Jack R. Stevens  
Marty V. Leonard  
Jim W. Lane

Also present were James M. Oliver, Alan Thomas, Ken Brummett, Steve Christian, Linda Christie, Wesley Cleveland, J.D. Granger, David Marshall, Wayne Owen, Madeline Robson, Paula Stewart, Sandy Swinnea and Mike Witthaus.

Also in attendance were George Christie, General Counsel for Tarrant Regional Water District (the Water District); Lee Christie and Jared Harrell of Pope, Hardwicke, Christie, Harrell, Schell & Kelly, LLP; Dick Fish of Save Eagle Mountain Lake; Ron Clements of Gideon Toal, Inc.; Jeff Salavarra of Frost Bank; Dan Buhman and Kathy Berek of KBR; Rusty Gibson of Freese and Nichols, Inc.; Max Baker of the Fort Worth Star Telegram; and Jay Pritchard of Trinity River Communications.

President Henderson convened the meeting with the assurance from management that all requirements of the "open meetings" laws had been met.

1.

All present were given the opportunity to join in reciting the Pledge of Allegiance.

2.

On a motion made by Director Sparks and seconded by Director Stevens, the Directors unanimously voted to approve the minutes of the meeting held on January 15, 2008. It was accordingly ordered that these minutes be placed in the permanent files of Tarrant Regional Water District.

3.

Dick Fish announced that members of Save Eagle Mountain Lake are working with Robbie Tompkins toward their goals to take the shore along Eagle Mountain Park as their clean-up area during the Eagle Mountain Lake Clean-up and to clean this area as part of the Adopt-a-River program.

4.

With the recommendation of management, Director Leonard moved to adopt a resolution calling for an election to fill three (3) positions on the Water District's Board of Directors to be held on Saturday, May 10, 2008.

In addition, Nancy L. King was appointed as Election Officer for Tarrant Regional Water District and is authorized to sign a contract with the Tarrant County Elections Administrator's Office to conduct the election. Director Sparks seconded the motion and the vote in favor was unanimous.

5.

With the recommendation of management, Director Leonard moved to approve funding \$600,000 for a water conservation awareness ad campaign for the months of April, May, and June 2008 and \$50,000 for a tracking survey to determine the impact of the campaign. Funding for this ad campaign and survey are included in the FY 2008 Revenue Fund Budget. Director Stevens seconded the motion and the vote in favor was unanimous.

6.

With the recommendation of management and committee as noted below, Director Leonard moved to approve capital expenditures noted below:

<b>Equipment</b>	<b>Vendor</b>	<b>Approved Amount</b>	<b>Funding Source</b>	<b>Committee Recommending Approval</b>
ITB #08-019 Heavy Duty Rubber Tire Loader	Continental Equipment, Fort Worth, TX	\$140,382.80	General Fund	Construction/ Operations
ITB #08-020 4WD Backhoe Loader	Continental Equipment, Fort Worth, TX	\$77,568.50	General Fund	Construction/ Operations
ITB #08-022 Cab & Chasis w/Dump Body	Fort Worth Freightliner, Fort Worth, TX	\$94,681.00	General Fund	Construction/ Operations
ITB #08-024 3/4 Ton 4WD Cab & Chassis w/Utility Bed	McKinney Dodge, McKinney, TX	\$34,000.00	Revenue Fund	Construction/ Operations

Director Sparks seconded the motion and the vote in favor was unanimous.

7.

With the recommendation of management and the Construction Committee, Director Leonard moved to approve the Steele & Freeman guaranteed maximum price of \$8,455,947 on the TRWD Annex Building. Funding is included in the FY 2008 General Fund Budget and the FY 2009 General Fund Budget. Director Stevens seconded the motion and the vote in favor was unanimous.

8.

With the recommendation of management and the Land Committee, Director Sparks moved to approve modification of the existing TRV survey contract associated with the Trinity River Vision Central City Project with TranSystems Corporation by adding nine (9) parcels to be surveyed plus additional work performed at an additional cost of \$90,695 for a total of \$289,705. Funding for the contract modification is included in the FY 2007/2008 General Fund Budget - TRV. Director Stevens seconded the motion and the vote in favor was unanimous.

9.

With the recommendation of management and the Oil and Gas Committee, Director Lane moved to ratify the pooling agreements executed by Ken Brummett on behalf of the Water District with XTO Energy, Inc. for the TRWD I #2H, Basped Gas Unit, TRWD C #2H, TRWD Wildlife C #1H, and TRWD Wildlife D #1H located at Eagle Mountain Lake as shown on Exhibits below.

This plot does not represent a boundary survey. Acreages shown hereon are deed called or calculated from deeds furnished by others. Monumentation shown hereon was found. Surface Location ties are shown from the location surveyed 8/15/06.

1	- CALLED 102,598 ACRES	T.R.W.D. II
2	- CALLED 49,318 ACRES	T.R.W.D. III
151,916 TOTAL CALLED ACRES IN UNIT & DRLG. UNIT		

+00°09'22".65

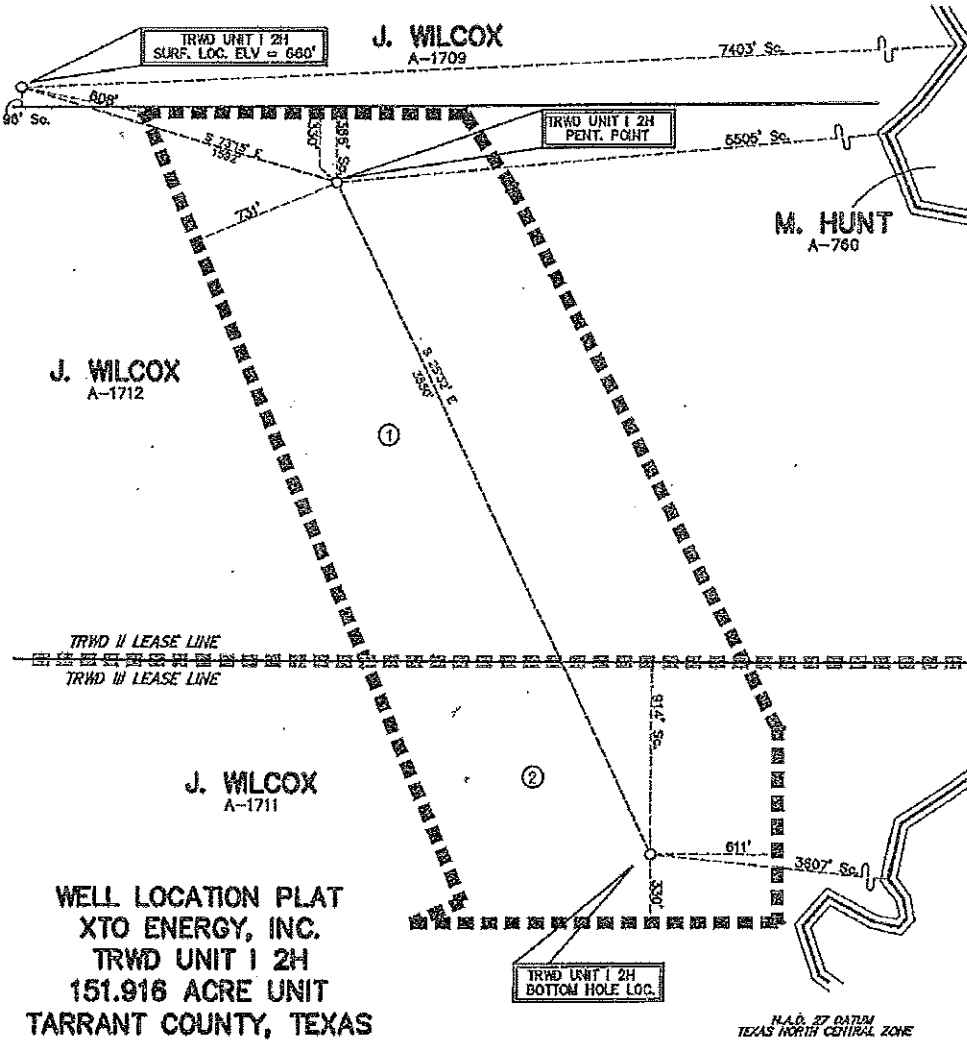


The Bearing Base is "GRID", N.A.D. 27' Datum, Tx. North Central Zone, Convergence: +00°09'22".65 at the Surface Location.

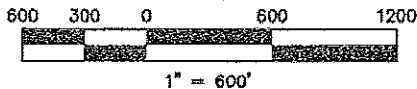
**SURFACE LOCATION TRWD UNIT I 2H WELL,**  
IN THE J. WILCOX SURVEY, A-1709  
BEING 88' FROM THE SOUTH LINE OF SAME  
ALSO BEING THE NORTH LINE OF THE J. WILCOX  
SURVEY, A-1712, AND BEING  
7403' FROM THE EAST LINE OF THE  
J. WILCOX SURVEY, A-1709, SAME  
BEING THE WEST LINE OF THE M. HUNT  
A-760, SAID POINT BEING 603' FROM  
THE NORTHWEST UNIT LINE CORNER.

**PENETRATION POINT TRWD UNIT I 2H WELL,**  
IN THE J. WILCOX SURVEY, A-1712  
BEING 366' FROM THE NORTH LINE OF SAME.  
ALSO BEING THE SOUTH LINE OF THE  
J. WILCOX SURVEY, A-1709, AND BEING  
6503' FROM THE EAST LINE OF THE  
J. WILCOX SURVEY, A-1712, SAME  
BEING THE WEST LINE OF THE M. HUNT  
SURVEY, A-760, SAID POINT BEING 330' FROM  
THE NORTH UNIT LINE, SAID POINT ALSO  
BEING 731' FROM THE WEST UNIT LINE.

**BOTTOM HOLE TRWD UNIT I 2H WELL,**  
IN THE J. WILCOX SURVEY, A-1711  
BEING 814' FROM THE NORTH LINE OF  
SAME ALSO BEING THE SOUTH LINE OF THE  
J. WILCOX SURVEY, A-1712, AND BEING  
3507' FROM THE EAST LINE OF THE  
J. WILCOX SURVEY, A-1711, SAME  
BEING THE WEST LINE OF THE M. HUNT SURVEY  
A-760, SAID POINT BEING 611' FROM  
THE EAST UNIT LINE, SAID POINT ALSO BEING  
330' FROM THE SOUTH UNIT LINE.



**WELL LOCATION PLAT  
XTO ENERGY, INC.  
TRWD UNIT I 2H  
151.916 ACRE UNIT  
TARRANT COUNTY, TEXAS**

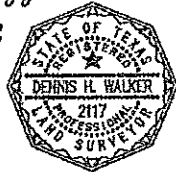


**WALKER & ASSOCIATES SURVEYING, INC.**  
TYLER, TEXAS PH: 903-534-9000

I, Dennis H. Walker, Registered Professional Land Surveyor do hereby state that this plat was prepared from a partial survey and from public record information and is true and correct to the best of my knowledge.

GIVEN UNDER MY HAND AND SEAL, this 19th day of June, 2007.

By: *Dennis H. Walker*  
Dennis H. Walker  
Registered Professional Land Surveyor  
State of Texas No. 2117



N.A.D. 27 DATUM  
TEXAS NORTH CENTRAL ZONE  
\*\* SURFACE LOCATION TRWD UNIT I 2H WELL \*\*  
N: 453374.60  
E: 1995902.69  
LAT: 32°24'46".39  
LONG: 97°30'49".23

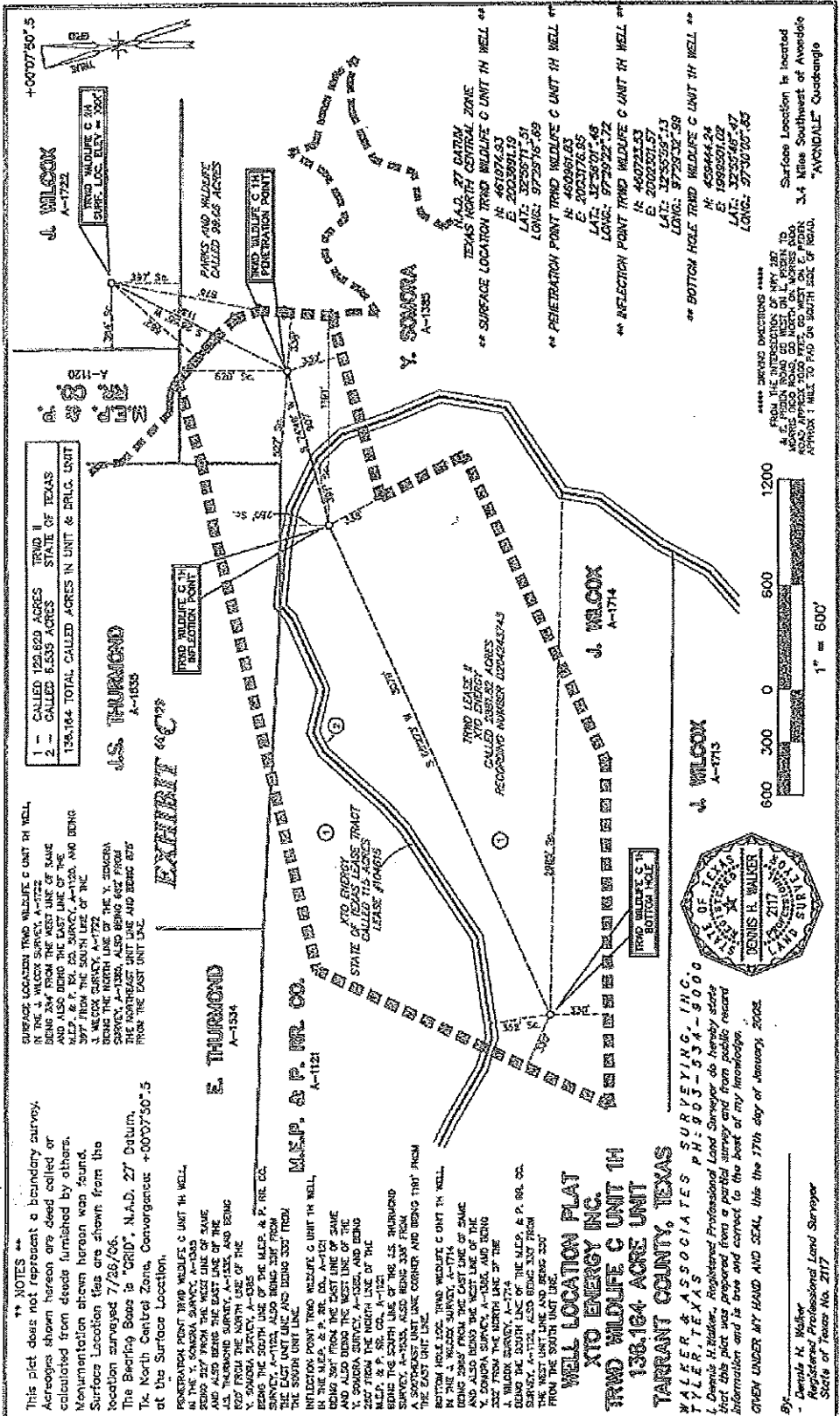
\*\* PENETRATION POINT TRWD UNIT I 2H WELL \*\*  
N: 452014.28  
E: 1997328.47  
LAT: 32°24'41".83  
LONG: 97°30'31".36

\*\* BOTTOM HOLE TRWD UNIT I 2H WELL \*\*  
N: 448710.74  
E: 1996057.60  
LAT: 32°24'0".15  
LONG: 97°30'13".41

Surface Location is located  
2.0 Miles Northwest of AZLE  
"AZLE" Quadrangle







**\*\* NOTES \*\***  
 This plat does not represent a boundary survey. Acreages shown hereon are deed called or calculated from deeds furnished by others. Monumentation shown hereon was found. Surface Location ties are shown from the location surveyed 7/26/06.  
 The Bearing Base is "GRID", N.A.S.D. 27 Datum, Tx. North Central Zone, Convergence +00°07'50".5 at the Surface Location.

**EXHIBIT "C"**  
**E. THURMOND**  
 A-1534  
**J.S. THURMOND**  
 A-1539  
**1 - CALLED 120,609 ACRES TRWD II STATE OF TEXAS**  
**2 - CALLED 6,539 ACRES TRWD II STATE OF TEXAS**  
**136,164 TOTAL CALLED ACRES IN UNIT & BRIG. UNIT**

**WELL LOCATION FLAT**  
**XTO ENERGY INC.**  
**TRWD WILDLIFE C UNIT 1H**  
**136,164 ACRE UNIT**  
**TARRANT COUNTY, TEXAS**  
**WALKER & ASSOCIATES P.C.**  
**PH: 805.539.9000**  
**1. Dennis H. Walker, Registered Professional Land Surveyor, is hereby stating that this plat was prepared from a careful survey and from reliable recent information and is true and correct to the best of my knowledge.**  
**GIVEN UNDER MY HAND AND SEAL, this 17th day of January, 2006.**

**\*\* SURFACE LOCATION TRWD WILDLIFE C UNIT 1H WELL**  
 IN THE J. WILCOX SURVEY, A-1722, BEING 2347 FROM THE WEST LINE OF THE M.E.P. & P. RR. CO. SURVEY, A-1121, AND BEING 652 FROM THE NORTH LINE OF THE Y. SOMORA SURVEY, A-1350, ALSO BEING 652 FROM THE NORTH LINE OF THE M.E.P. & P. RR. CO. SURVEY, A-1121, ALSO BEING 337 FROM THE EAST UNIT LINE AND BEING 337 FROM THE SOUTH UNIT LINE.

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**\*\* PENETRATION POINT TRWD WILDLIFE C UNIT 1H WELL**  
 IN THE J. WILCOX SURVEY, A-1722, BEING 2347 FROM THE WEST LINE OF THE M.E.P. & P. RR. CO. SURVEY, A-1121, AND BEING 652 FROM THE NORTH LINE OF THE Y. SOMORA SURVEY, A-1350, ALSO BEING 652 FROM THE NORTH LINE OF THE M.E.P. & P. RR. CO. SURVEY, A-1121, ALSO BEING 337 FROM THE EAST UNIT LINE AND BEING 337 FROM THE SOUTH UNIT LINE.

**\*\* BOTTOM HOLE TRWD WILDLIFE C UNIT 1H WELL**  
 IN THE J. WILCOX SURVEY, A-1722, BEING 2347 FROM THE WEST LINE OF THE M.E.P. & P. RR. CO. SURVEY, A-1121, AND BEING 652 FROM THE NORTH LINE OF THE Y. SOMORA SURVEY, A-1350, ALSO BEING 652 FROM THE NORTH LINE OF THE M.E.P. & P. RR. CO. SURVEY, A-1121, ALSO BEING 337 FROM THE EAST UNIT LINE AND BEING 337 FROM THE SOUTH UNIT LINE.

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**WILCOX A-1722**  
 TRWD WILDLIFE C UNIT 1H WELL  
 SURF. LOC. ELEV. = 3564

**WILCOX A-1724**  
 TRWD WILDLIFE C UNIT 1H WELL

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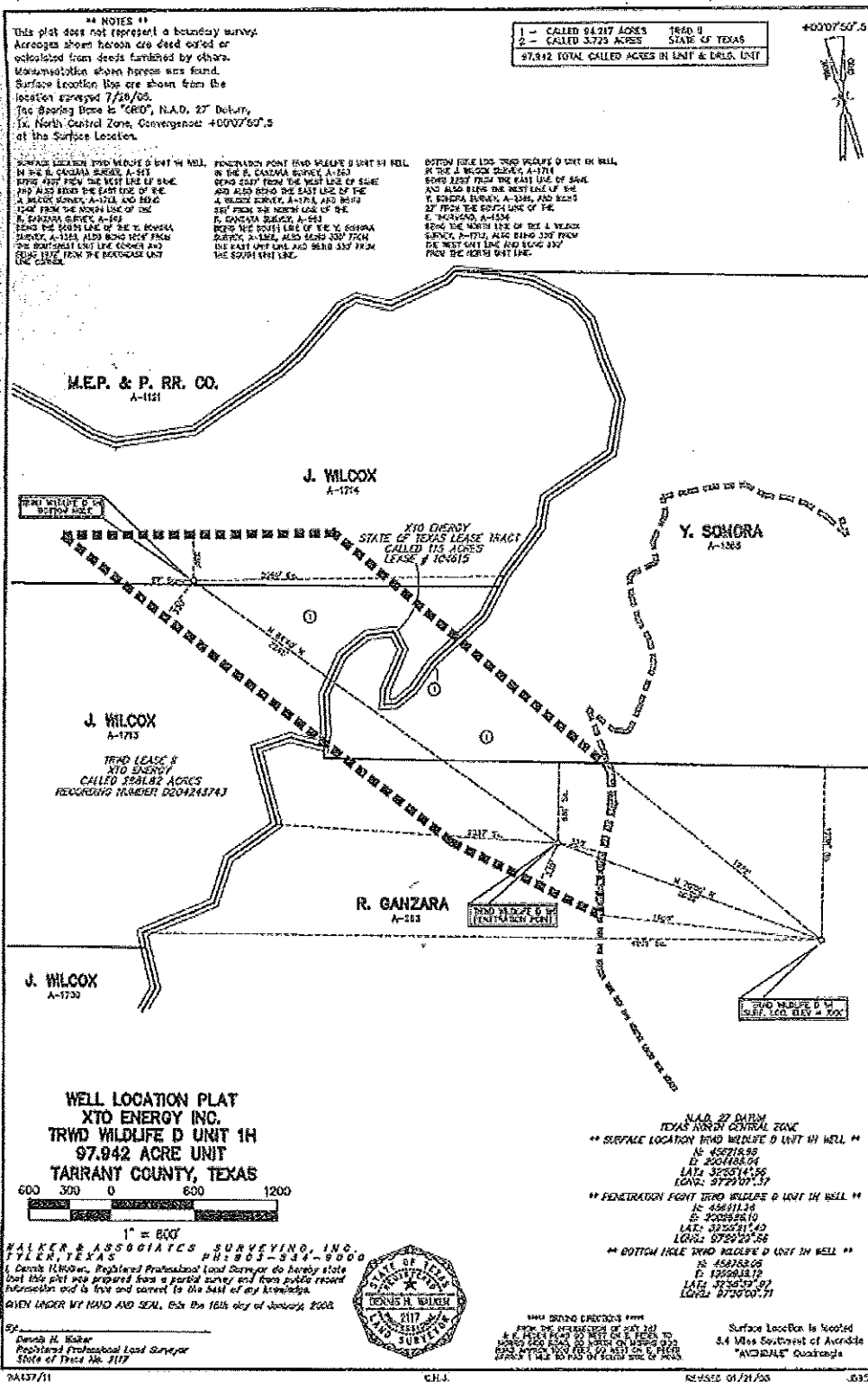
**WILCOX A-1765**  
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**WILCOX A-1768**  
 TRWD WILDLIFE C UNIT 1H WELL

EXHIBIT "C"





Director Stevens seconded the motion and the vote in favor was unanimous.

10.

With the recommendation of management and the Construction Committee, Director Leonard moved to approve a change in the calculation of the retainage being held on the contract with Archer Western Constructors, Ltd. for the Arlington Outlet Expansion Project to 5% of the total contract price, upon the 50% completion milestone of their contract. All remaining payments are to be made in full. However, any changes to the contract price by change orders will require adjustment to the retainage schedule. The amount of retainage to be held is \$112,933.25, which represents 5% of the contract amount of \$2,258,664.90. Funding for this contract is included in the 2006 Bond Issue. Director Sparks seconded the motion and the vote in favor was unanimous.

11.

With the recommendation of management, Director Stevens moved to approve the appointment of Dale Fisseler as an additional Director of Trinity River Vision Authority. Director Lane seconded the motion and the vote in favor was unanimous.

12.

With the recommendation of management, Director Stevens moved to amend Trinity River Vision Authority (TRVA) bylaws Sections 1.01 and 1.02 of the TRVA Bylaws to i) name J.D. Granger as the registered agent of TRVA and ii) change the registered office of TRVA and the principal business address of TRVA to 307 West Seventh Street, Suite 100, Fort Worth, TX 76102 and to amend Section 2.09 of the TRVA Bylaws to give TRVA greater flexibility in scheduling the date and location of the annual meeting of the Board of Directors of TRVA. Director Leonard seconded the motion and the vote in favor was unanimous.

13.

With the recommendation of management and the Construction Committee, Director Lane moved to approve the contract with Parsons Brinckerhoff for Phase 2B of the Eagle Mountain Dam Geotechnical and Stability Analysis at a cost of \$215,205 for a total cost to date of \$314,579. Funding for this contract

is included in the 2006 Bond Issue. Director Sparks seconded the motion and the vote in favor was unanimous.

14.

Staff reports were presented:

-Eagle Mountain Lake Park Update

-Water Conservation Awareness Campaign Awards

15.

The President and presiding officer next called an executive session at 10:58 a.m. under V.T.C.A., Government Code, Chapter 551.071 to consider pending or contemplated litigation - Oklahoma Water Resources; Chapter 551.071(2) to receive advice from attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct clearly conflicts with V.T.C.A. Government Code Chapter 551; and under Chapter 551.072 to deliberate the purchase, exchange or value of real property for Trinity River Vision and Riverside Oxbow Projects.

16.

Upon completion of the executive session at 11:34 a.m., the President reopened the meeting.

17.

With the recommendation of management and the Trinity River Vision Authority Board of Directors, Director Lane moved to approve the purchase of land and the action of the TRVA Board of Directors authorizing such acquisitions of the following described lands necessary for the construction of the Trinity River Vision - Central City Project from Bhavik, L.L.C. (Tract 1) and Hansa R. Patel and Hiren R. Patel (Tract 2) for the negotiated purchase offers of \$475,000 (Tract 1) and \$65,000 (Tract 2). Funding for these purchases is included in the FY 2008 General Fund Budget.

**Tract 1: Fee simple title to the surface estate only of approximately 0.434 acres of land, including improvements, being a tract of land situated in the R. Crowley Survey, Abstract No. 313, Tarrant County, Texas and further described on the survey plat attached to the accompanying resolution as Exhibit "A"; and**

**Tract 2: Fee simple title to the surface estate only of approximately 0.227 acres of land, including improvements, being a portion of Lot 3, Block 1, Rebecca Levitan Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-180, Page 96, Deed Records of Tarrant County, Texas, and as further described on the survey plat attached accompanying resolution as Exhibit "B".**

**RESOLUTION OF THE BOARD OF DIRECTORS  
OF  
TARRANT REGIONAL WATER DISTRICT**

**WHEREAS**, the Board of Directors of the Tarrant Regional Water District ("TRWD") has determined that the Trinity River Vision – Central City Project (the "Project"), a public works project intended to enhance water and flood control on the Central City segment of the West Fork Trinity River and Clear Fork Trinity River, will facilitate water and flood control, promote recreation, conserve and develop the natural resources of this state, will control, store, preserve, develop and distribute storm and flood waters within the geographical boundaries of TRWD, and will serve other public purposes for which TRWD was created pursuant to Article 16, Section 59, of the Texas Constitution;

**WHEREAS**, the Board of Directors of TRWD has determined that in order to fulfill the public purposes aforesaid, it will be necessary to acquire certain interests in real property, and to relocate certain personal property, in order to facilitate the construction of the Project, including public transportation improvements and modifications necessary to accommodate the Project;

**WHEREAS**, the board of directors of Trinity River Vision Authority ("TRVA") has determined by resolution dated February 6, 2008 that it is reasonable, necessary, and appropriate to acquire the following interests in real estate, which the Board of Directors of TRVA has determined is necessary for the Project (collectively, the "Property"):

Fee simple title to the surface estate only of approximately 0.434 acres of land, including improvements, being a tract of land situated in the R. Crowley Survey, Abstract No. 313, Tarrant County, Texas and further described on the survey plat attached hereto as Exhibit "A"; and

Fee simple title to the surface estate only of approximately 0.227 acres of land, including improvements, being a portion of Lot 3, Block 1, Rebecca Levitan Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-180, Page 96, Deed Records of Tarrant County, Texas, and as further described on the survey plat attached hereto as Exhibit "B".

**WHEREAS**, the Board of Directors of TRVA has determined that staff of the TRVA should be authorized to take all steps as may be reasonable and necessary to facilitate acquisition of the above-described Property for the Project, with title to be held in the name of TRWD; and

**WHEREAS**, the Board of Directors of TRWD concurs with, adopts, and approves the foregoing findings and determinations of the board of directors of TRVA.

**NOW, THEREFORE**, it is hereby

**RESOLVED**, that the foregoing recitals are adopted as resolutions of the Board of Directors of TRWD as if fully set forth herein;

**FURTHER RESOLVED**, that the authorization of the acquisition of the Property by the board of directors of TRVA is hereby approved; and

**FURTHER RESOLVED**, that the negotiated purchase prices of \$475,000.00 and \$65,000.00 are reasonable and necessary for the acquisition of said Property;

**FURTHER RESOLVED**, that R. Steve Christian, Real Property Director, and the staff of TRWD should be, and are hereby, authorized to take all steps which are reasonably necessary to complete the acquisition of the above-described Property for the purchase price aforesaid, with title to be held in the name of TRWD, and in connection therewith to pay all reasonable and necessary closing and related costs incurred with such acquisition.

PASSED, APPROVED AND ADOPTED THIS 19<sup>TH</sup> DAY OF FEBRUARY, 2008.

TARRANT REGIONAL WATER DISTRICT

BY: \_\_\_\_\_  
Victor W. Henderson  
President  
Board of Directors

**ATTEST:**

\_\_\_\_\_  
Jack R. Stevens  
Secretary

## LEGAL DESCRIPTION

- BEING** a tract of land situated in the R. Crowley Survey, Abstract 313, Tarrant County, Texas, and more particularly being a tract of land described in deed to Bhavik, L.L.C. as described in Volume 11662, Page 1451, Deed Records, Tarrant County, Texas (D.R.T.C.T.); said tract of land being more particularly described by metes and bounds as follows:
- BEGINNING** at a 5/8 inch iron rod with cap stamped Transystems set for the southeast corner of said Bhavik, L.L.C. tract, said iron rod being on the west right-of-way line of North Commercial Street (a variable width ROW);
- THENCE** North 47 degrees 05 minutes 25 seconds West, along the south line of said Bhavik, L.L.C. tract, at 6.75 feet passing a 5/8 inch iron rod with cap stamped Transystems set for the most easterly northeast corner of Lot 3, Block 1, Rebecca Levitan Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 388-180, Page 96, Plat Records, Tarrant County Texas (P.R.T.C.T.), and further being a tract of land described in deeds to Hansa R. Patel (1/2 interest) recorded in Volume 12052, Page 1675, D.R.T.C.T. and Hiren R. Patel (1/2 interest) recorded in Document No. D200085810, D.R.T.C.T., continuing along the common line of said Bhavik, L.L.C. tract and said Patel tract, at 157.05 feet passing a point for the northwest corner of said Patel tract and the most easterly northeast corner of a tract of land described in a deed to Gabor Sztamenits as recorded in Volume 16234, Page 73, D.R.T.C.T., continuing along the common line of said Bhavik, L.L.C. tract and said Sztamenits tract a total distance of 171.10 feet to an X cut in concrete found for the southwest corner of said Bhavik, L.L.C. tract and the southeast corner of a tract of land described in a deed to Overseas Orders Corporation as recorded in Volume 8799, Page 1699, D.R.T.C.T.;
- THENCE** North 25 degrees 36 minutes 10 seconds East, along the common line between said Bhavik, L.L.C. tract and said Overseas Orders Corporation tract, at 145.35 feet passing an X cut in concrete found for the northeast corner of said Overseas Orders Corporation tract on the southwest right-of-way line of North Henderson Street (a variable width R.O.W.), continuing along the west line of said Bhavik, L.L.C. tract a total distance of 155.79 feet to an X cut in concrete set for the northwest corner of said Bhavik, L.L.C. tract on the southwest right-of-way line of North Henderson Street;
- THENCE** Thence South 47 degrees 45 minutes 00 seconds East, along said southwest right-of-way line of North Henderson Street, a distance of 81.83 feet to an X cut in concrete set for the northeast corner of said Bhavik, L.L.C. tract on the west right-of-way line of North Commercial Street;
- THENCE** South 00 degrees 43 minutes 50 seconds West, along said west right-of-way line of North Commercial Street, a distance of 201.98 feet to the POINT OF BEGINNING and containing 18, 911 Square Feet or 0.434 Acre of Land.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116

I do hereby certify on this 27 day of July, 2007, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements located within five (5) feet of said boundaries, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements, and other matters of record as listed in Schedule B of the Commitment for Title Issued by Chicago Title Insurance Company, Dated February 5, 2006, GF# 06-00425 affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible conflicts or discrepancies.

The subject property abuts North Henderson Street, a Variable width right-of-way, and North Commercial Street, a Variable width right-of-way, which provides apparent access to and from the subject property.

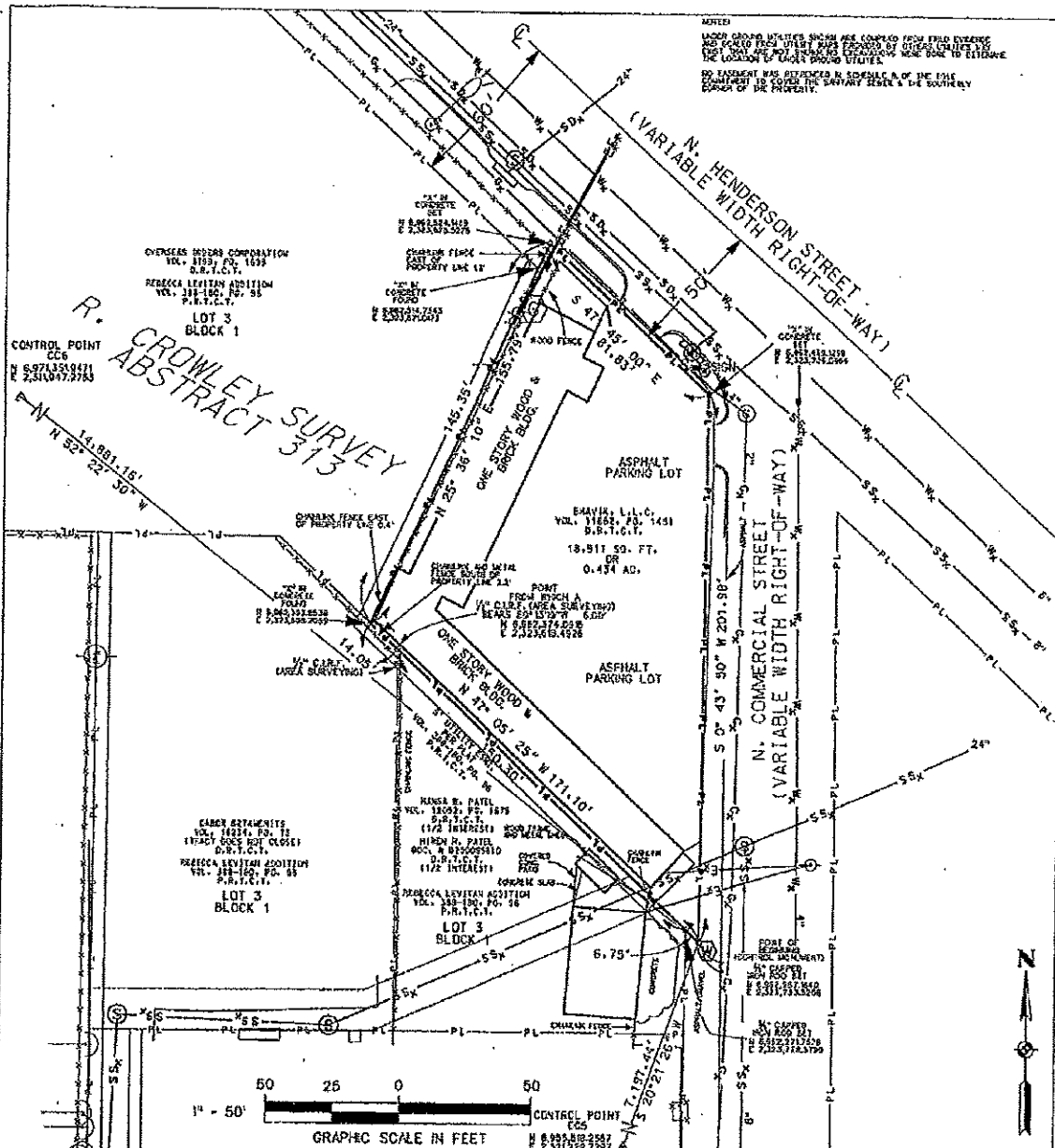
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

By: TranSystems

Kenneth D. Erwin  
Kenneth D. Erwin  
Registered Professional Land Surveyor  
No. 5554



Dated: 7-27-07



NOTED:  
 LOCAL GRID DATUMS SHOWN ARE COMPILED FROM FIELD EVIDENCE  
 AND SHOULD BE USED WITH CAUTION. THE LOCAL GRID DATUMS  
 SHOULD BE USED ONLY FOR LOCAL PURPOSES AND SHOULD NOT BE  
 USED FOR ANY OTHER PURPOSES.  
 NO WARRANTY IS MADE BY THE SURVEYOR AS TO THE ACCURACY  
 OF THE DATA SHOWN ON THIS MAP.

**Tram Systems**  
 500 W. 7TH ST., SUITE 1100  
 FORT WORTH, TEXAS 76102  
 817-339-8950  
 FAX 817-336-2247  
 PROV NO: P202 DB 0524  
 SCALE: 50  
 DATE: 07-27-07  
 DESIGNED BY:  
 DRAWN BY: J.E.H.  
 CHECKED BY: R.D.E.  
 FILE NAME: P66\_V-PB0001.DGN  
 REVISED:



SHEET TITLE LAND TITLE SURVEY BHAVIK, L.L.C. PARCEL #66	
PROJECT TRINITY RIVER VISION	
NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375283116	PG. 3 of 3

LEGAL DESCRIPTION

- BEING** a portion of Lot 3, Block 1, Rebecca Levitan Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 388-180, Page 96, Plat Records, Tarrant County Texas (P.R.T.C.T.), and further being a tract of land described in deeds to Hansa R. Patel (1/2 interest) recorded in Volume 12052, Page 1675, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and Hiren R. Patel (1/2 interest) recorded in Document No. D200085810, D.R.T.C.T.; said tract of land being more particularly described by metes and bounds as follows:
- BEGINNING** at a 1/2 inch capped iron rod (control monument) found for the southeast corner of said Patel tract, also being the northeast corner of Lot 2, Block 1 of said Rebecca Levitan Addition, described in a deed to John K. Line as recorded in Document No. D205389197, D.R.T.C.T., said iron rod being on the west right-of-way line of North Commercial Street (a variable width ROW);
- THENCE** North 89 degrees 45 minutes 30 seconds West, along the common line between said Patel tract and said John K. Line tract, a distance of 110.14 feet to a 1/2 inch capped iron rod (control monument) stamped "AREA SURVEYING" found for the southwest corner of said Patel tract and being on the north line of said John K. Line tract, and being the southeast corner of that certain tract of land described in a deed to Gabor Sztamenits recorded in Volume 16234, Page 73, D.R.T.C.T.;
- THENCE** North 00 degrees 13 minutes 19 seconds East along the common line between said Patel tract and said Sztamenits tract, passing at a distance of 134.53 feet a reference point being an iron rod found with cap stamped "AREA SURVEYING", and continuing in all 140.53 feet to a point for the northwest corner of said Patel tract and the most easterly northeast corner of said Sztamenits tract, said point being on the south line of a tract of land described in a deed to Bhavik, L.L.C. as recorded in Volume 11662, Page 1451, D.R.T.C.T.;
- THENCE** South 47 degrees 05 minutes 25 seconds East, along the common line between said Patel tract and said Bhavik, L.L.C. tract, a distance of 150.30 feet to a 5/8 inch capped iron rod stamped Transystems set for the northeast corner of said Patel tract, being on the south line of said Bhavik, L.L.C. tract and also being on the west right-of-way line of said North Commercial Street;
- THENCE** South 00 degrees 43 minutes 50 seconds West, along said west right-of-way line, a distance of 38.66 feet to the POINT OF BEGINNING and containing 9,892 Square Feet or 0.227 Acre of Land.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

Note: Coordinates shown are surface coordinates based on NAD 83 Texas North Central Zone (4202) with an adjustment factor of 1.0001375289116



I do hereby certify on this 27 day of July, 2007, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements located within five (5) feet of said boundaries, if any, and shows the location of all visible easements and rights-of-way and the rights-of-way, easements, and other matters of record as listed in Schedule B of the Commitment for Title issued by Chicago Title Insurance Company, Dated February 14, 2006, CF# 06-00422 affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey: (i) there are no visible encroachments upon the subject property by visible improvements on adjacent property, (ii) there are no visible encroachments on adjacent property, streets or alleys by any visible improvements on the subject property, and (iii) there are no visible conflicts or discrepancies.

The subject property abuts N. Commercial Street, (a variable width right-of-way), which provides apparent access to and from the subject property.

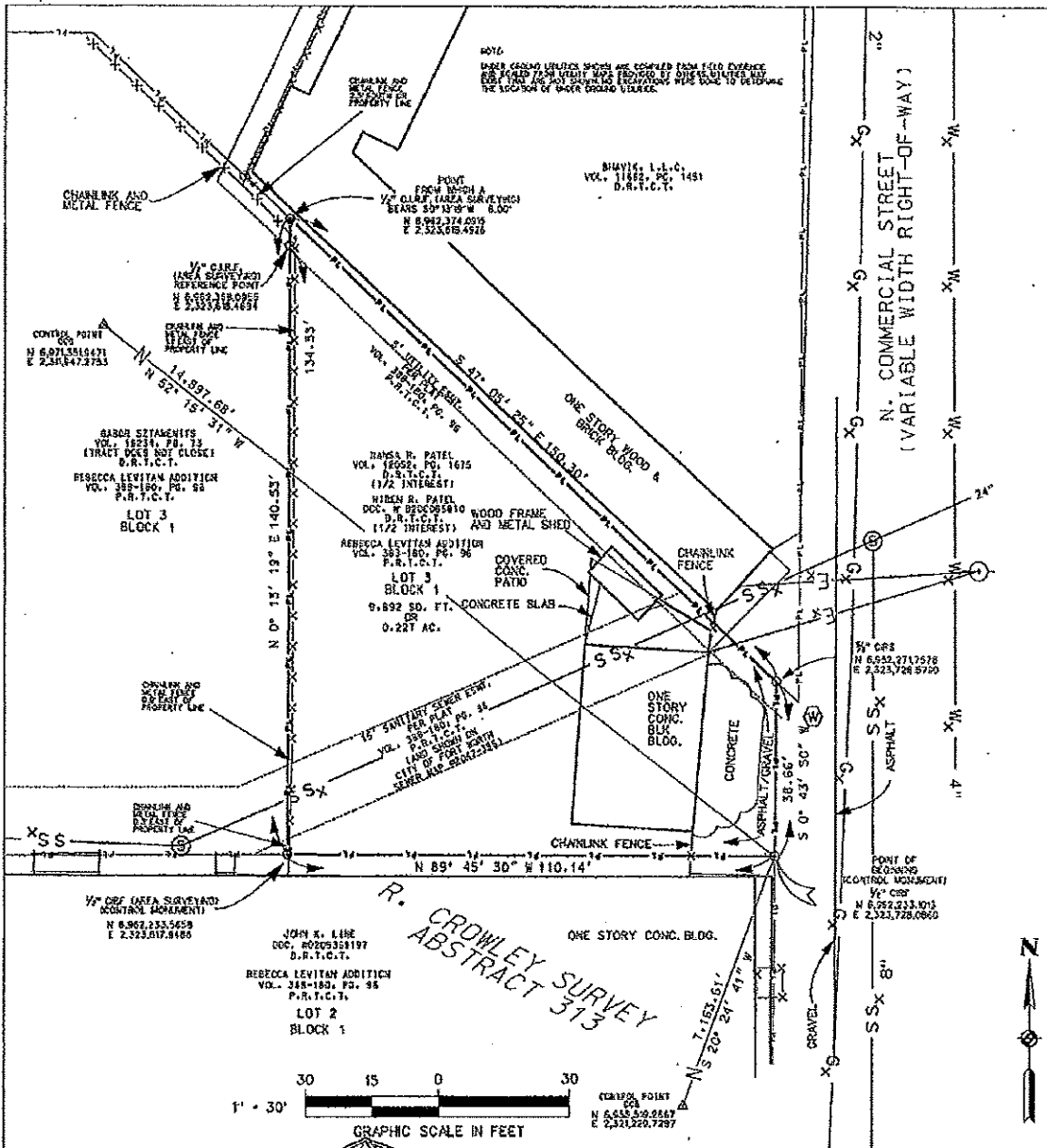
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.


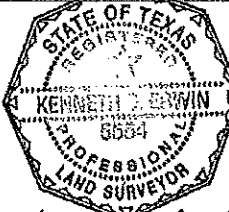
By: TranSystems

Kenneth D. Erwin  
Kenneth D. Erwin  
Registered Professional Land Surveyor  
No. 5554



Dated: 7-27-07

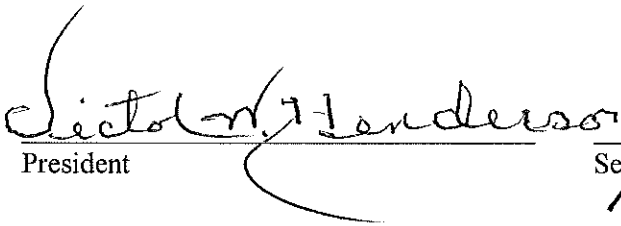



 <p>500 W. 7TH ST., SUITE 1100 FDRY WORTH, TEXAS 76102 817-339-8950 FAX 817-336-2247 PROJ NO: P202 06 0524 SCALE: 30 DATE: 07-27-07 DESIGNED BY: DRAWN BY: J.E.M. CHECKED BY: K.D.E. FILE NAME: P24-V-PB0001.DGN REVISED:</p>	 <p><i>Kenneth D. Lewis</i> 7-27-07</p>	<p>SHEET TITLE LAND TITLE SURVEY HANSA R. PATEL HIREN R. PATEL PARCEL #24</p>	<p>PROJECT TRINITY RIVER VISION</p>
<p>NOTE: COORDINATES SHOWN ARE SURFACE COORDINATES BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE (4202) WITH AN ADJUSTMENT FACTOR OF 1.0001375289116</p>		<p>PG. 3 of 3</p>	

In addition, R. Steve Christian is granted authority to execute all documents necessary to complete this transaction and to pay reasonable and necessary closing costs. Director Leonard seconded the motion and the vote in favor was unanimous.

18.

There being no further business before the Board of Directors, the meeting was adjourned.

  
President

  
Secretary